

# MECKLENBURG COUNTY IN DEMOGRAPHIC TRANSITION: ISSUES SHAPING FUTURE GROWTH AND CHANGE

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Mecklenburg County Commission Workshop  
Charlotte-Mecklenburg Government Center  
May 13, 2014

# Framework for the Discussion

- Demographic Megatrends
- “The Great State of Mecklenburg”  
*Mecklenburg County’s Role in 21<sup>st</sup> Century North Carolina*
- The Mecklenburg County vs. Wake County Comparison
- Neighborhoods Matter: Demographic Markers and the Future

# Demographic Megatrends

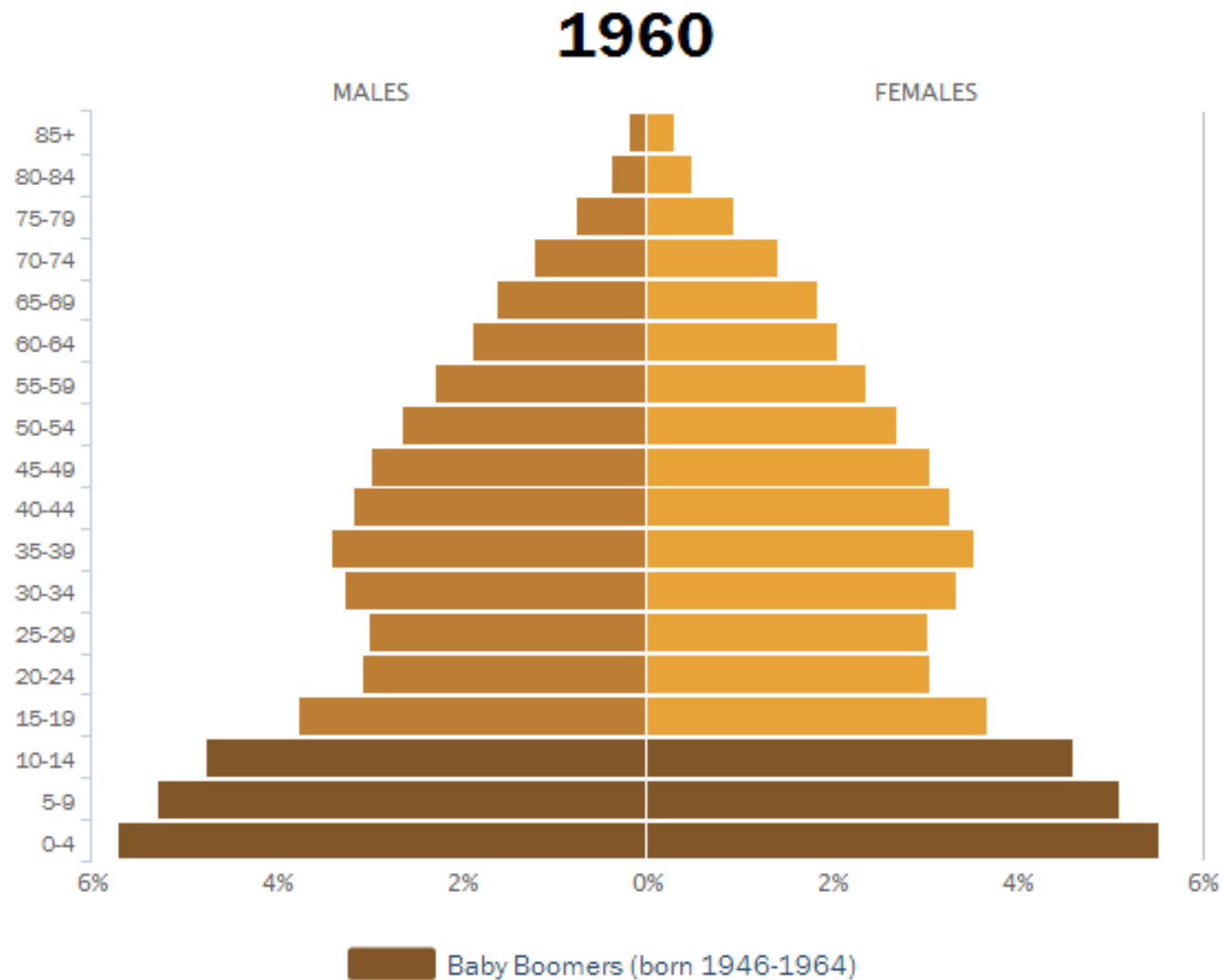
- National and international population changes reshape social, economic, and civic life in U.S.A.
- Multiscalar Impacts: national, state, local
- Represent opportunities and challenges to decision-makers and community leaders

# Demographic Megatrends

- Graying of America  
(The Population Pyramid becomes a Rectangle)

# U.S. Age Pyramid Becomes a Rectangle

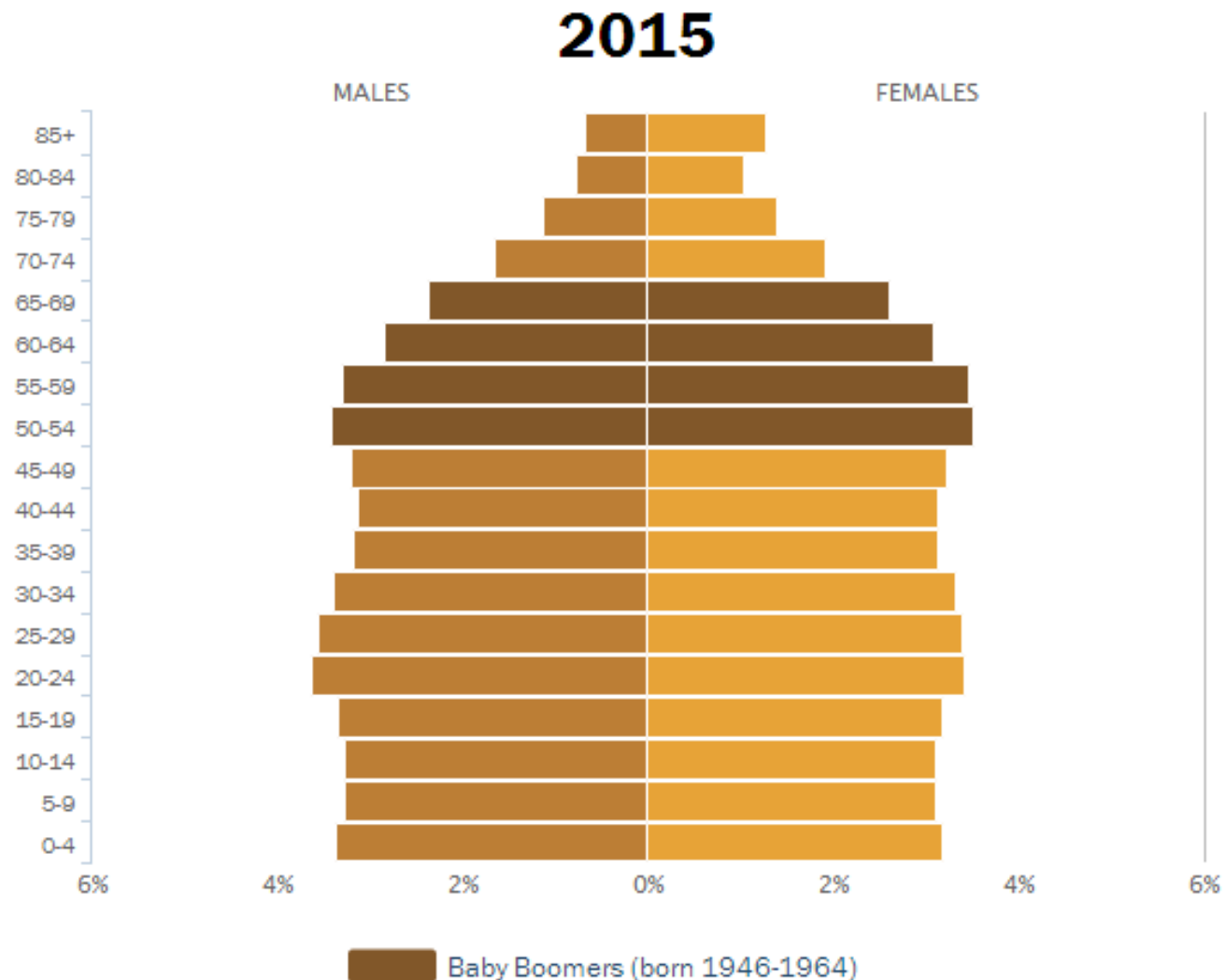
U.S. population by age group, 1950-2060



Source: The Pew Research Center, *The Next America*.

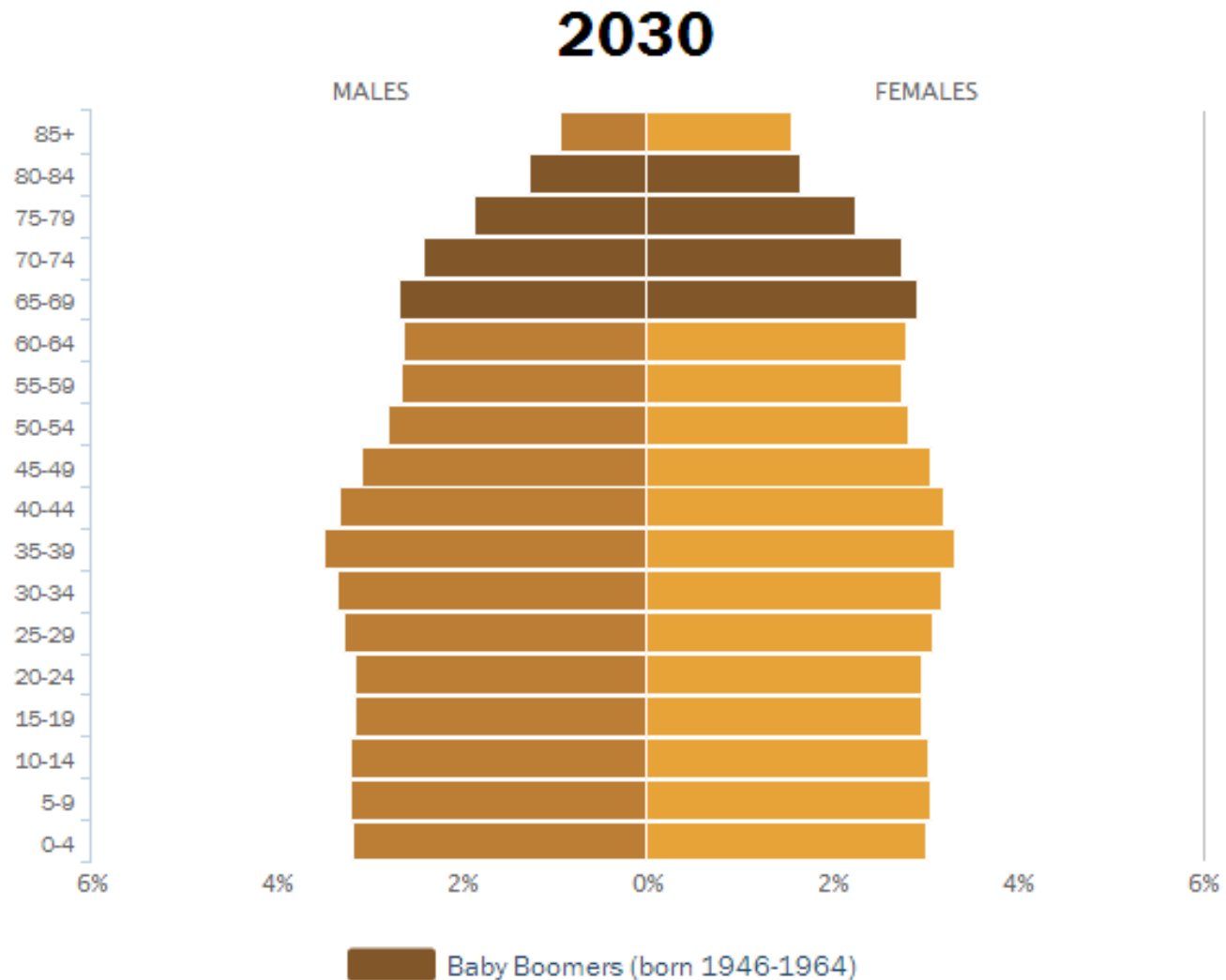
# U.S. Age Pyramid Becomes a Rectangle

U.S. population by age group, 1950-2060



# *U.S. Age Pyramid Becomes a Rectangle*

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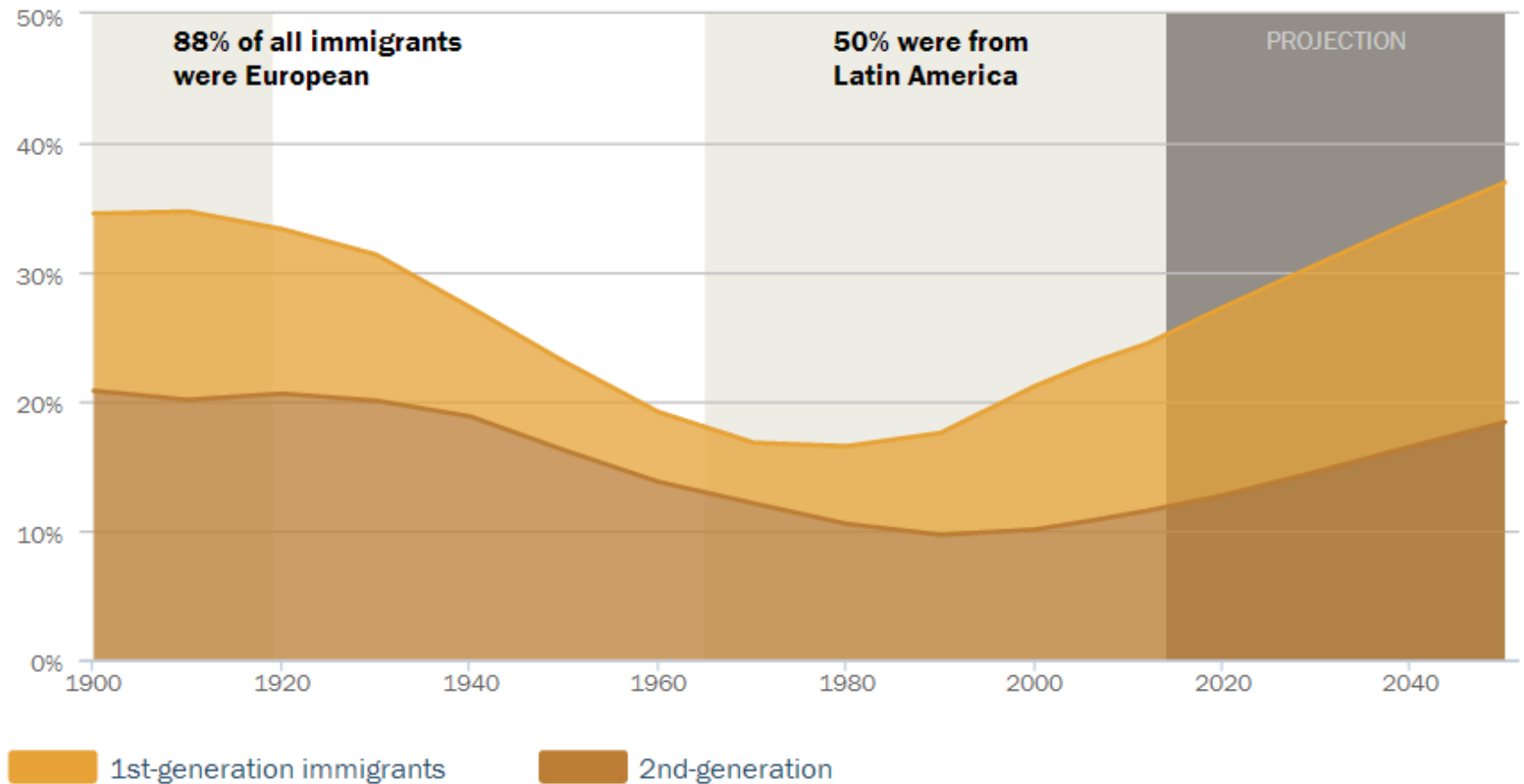
# Demographic Megatrends

- Graying of America  
(The Population Pyramid becomes a Rectangle)
- Immigration Driving Demographic Makeover



## Immigrant Share of Population

Percent of U.S. population who are first- or second-generation immigrants



Source: The Pew Research Center, *The Next America*.

# America's 21<sup>st</sup> Century Demographic Frame



- 2005-2050, U.S. population growth (48%)  
438 million
- 82% growth immigrants and their descendants
- Foreign-Born Population in 2011
  - Mexico (29%)
  - India (4.6%)
  - Philippines (4.5%)
  - China (4.1%)
  - Vietnam (3.1%)
  - El Salvador (3.1%)
  - Korea (2.7%)



# Immigrant Overview for Mecklenburg County, 2012 (Foreign-Born equals Immigrant)

**Total Foreign-Born** 13.6% (128,879)

## **Region of Birth**

Latin America	51.5%
Asia	27.3%
Europe	10.9%
Africa	8.4%
North America (Canada)	1.4%
Oceania	0.4%

## **Entered U.S.**

Before 2000	50.7%
2000-2009	43.4%
2010 or later	5.9%



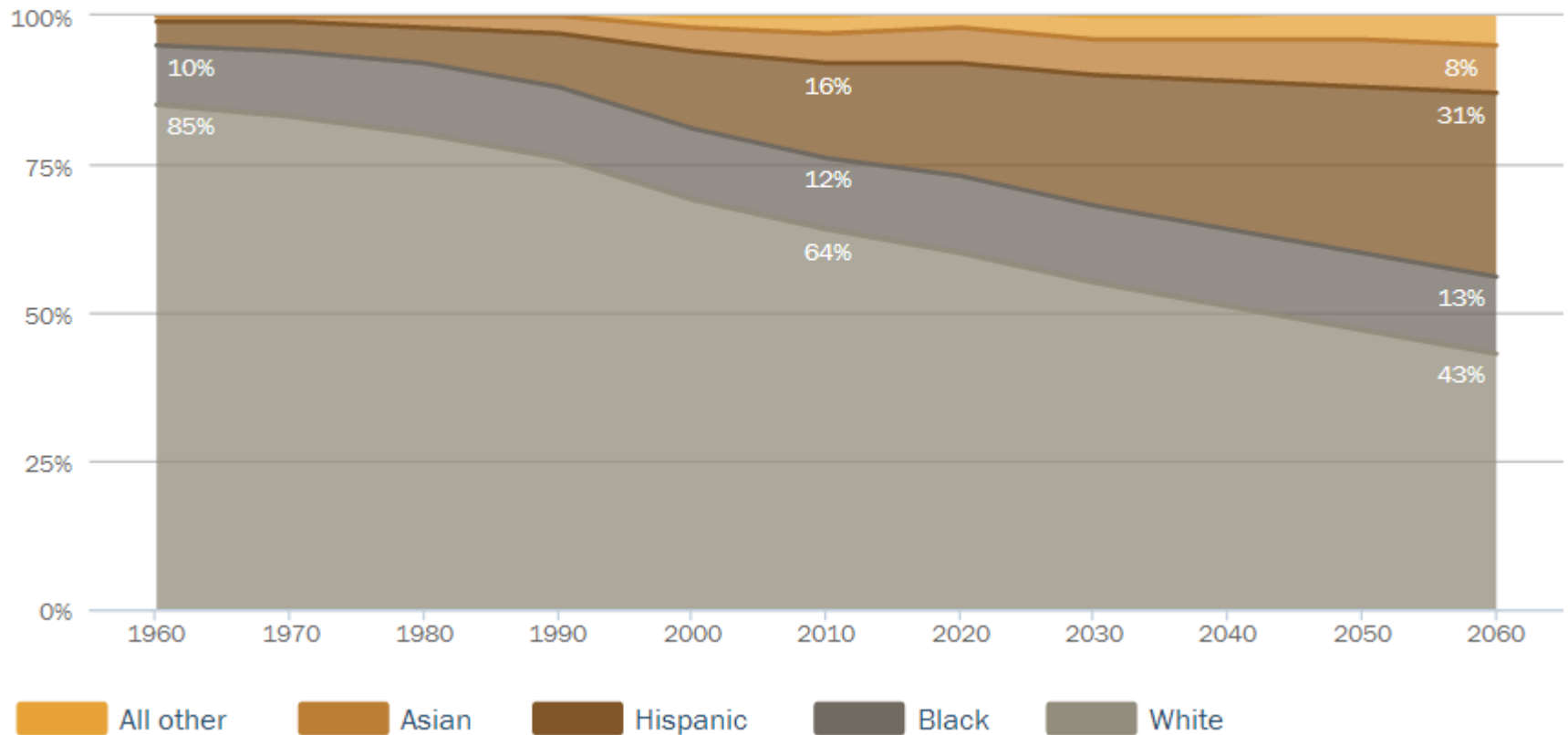
Source: U.S. Census Bureau, American Community Survey, 3-year estimates (2010-2012).

# Demographic Megatrends

- Graying of America  
(The Population Pyramid becomes a Rectangle)
- Immigration Driving Demographic Makeover
- Browning of America

## Changing Face of America

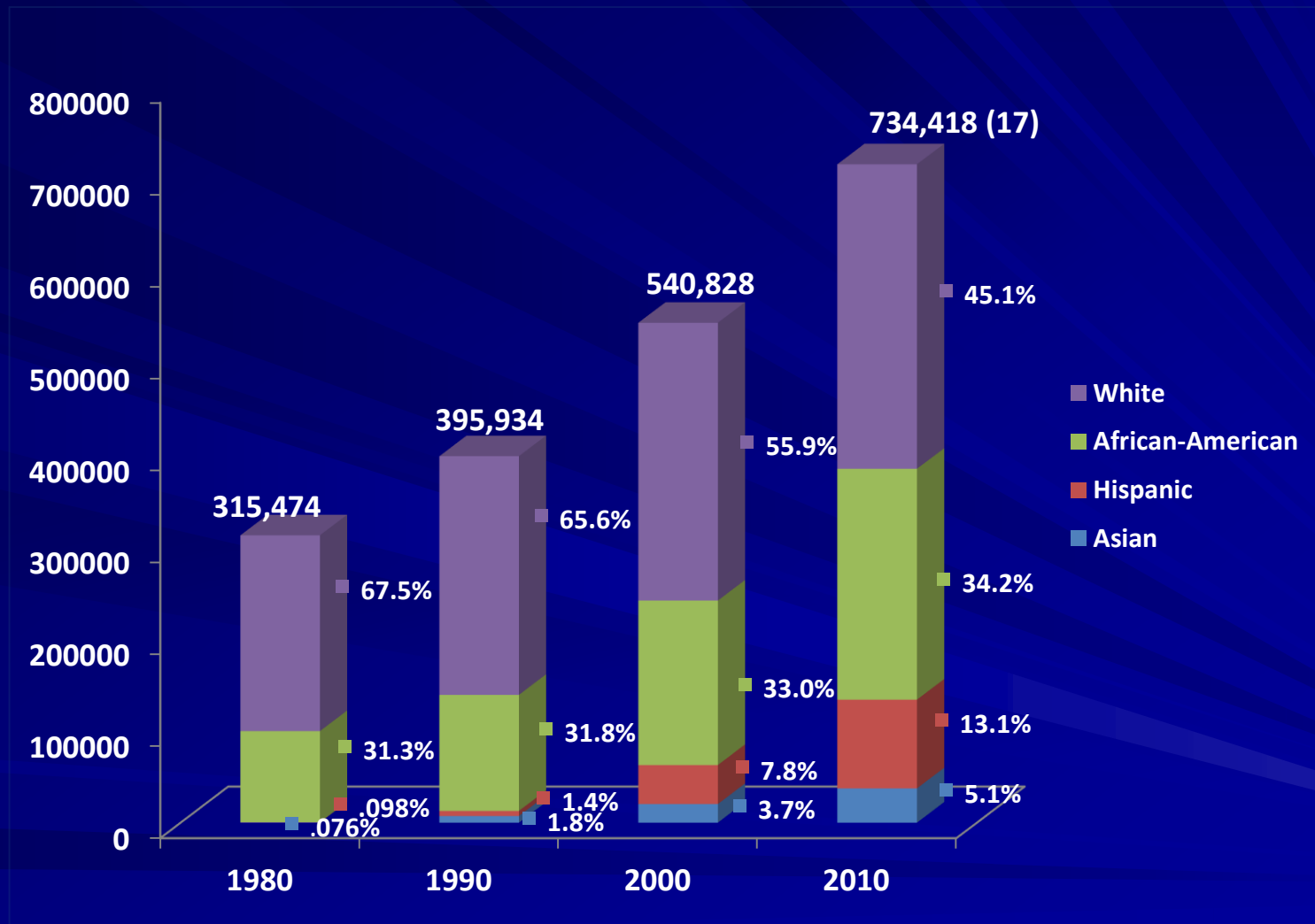
Percent of total U.S. population by race and ethnicity, 1960-2060



Source: The Pew Research Center, *The Next America*.

# Charlotte: Old South to New South City

## Demographic Megatrends



■ 2012 Census Bureau – Mecklenburg County became a majority minority county





# **“The Great State of Mecklenburg”**

- Political dismissive – pejorative cliché
- Current and future demographic directions
- Mecklenburg’s growing dominance and trendsetting



## Mecklenburg County vs. State Population Trends

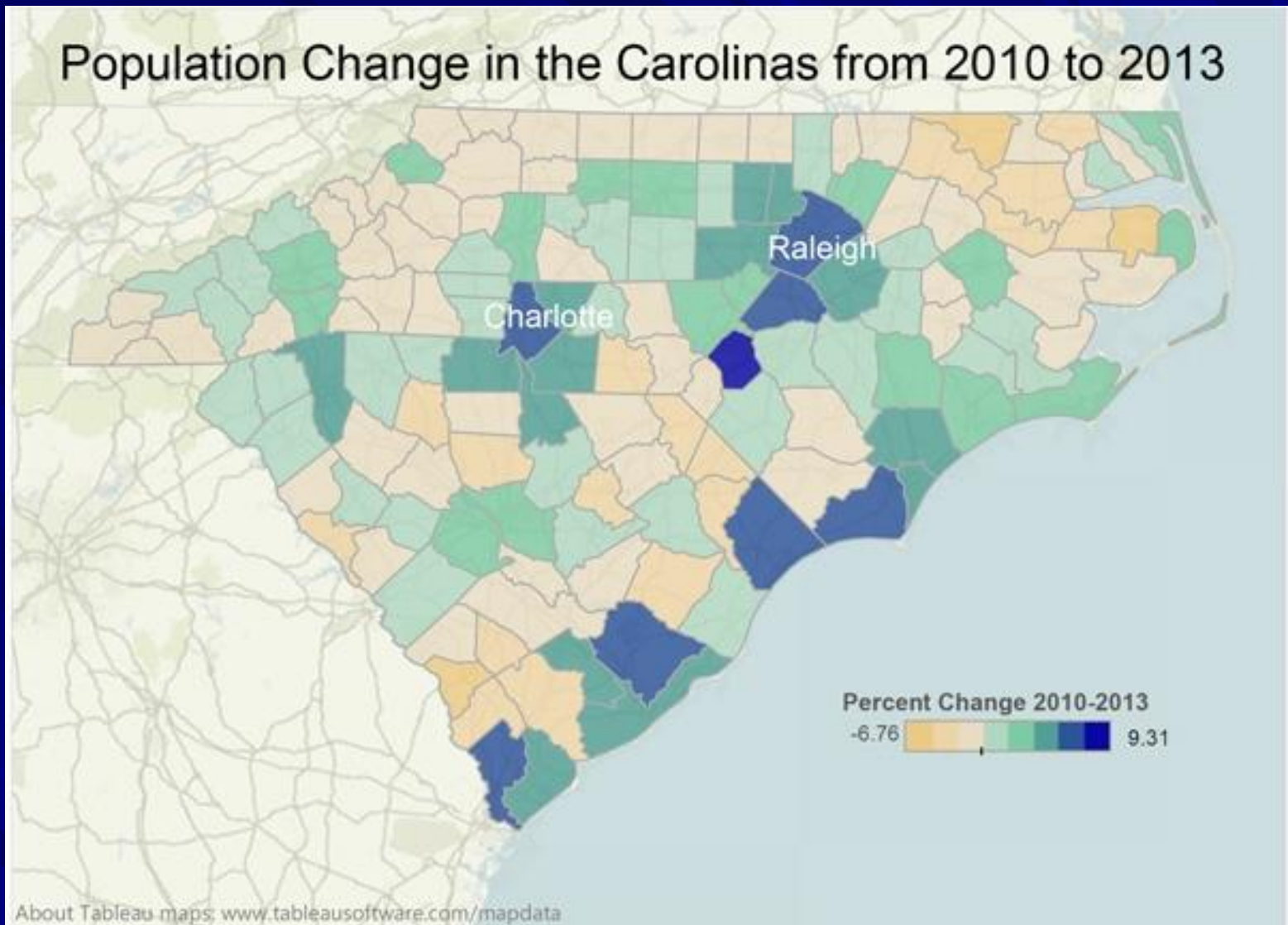
	1990	2000	2010	2020	2030
Population	511,211	695,370	923,390	1,138,336	1,335,238
County Growth Rate		36.0%	32.8%	23.3%	17.3%
NC Growth Rate		21.3%	18.9%	10.9%	10.0%
Proportion of State Population	7.7%	8.6%	9.6%	10.7%	11.6%

Source: Office of State Management & Budget, Population Estimates and Projections, accessed April 21, 2014.





## Population Change in the Carolinas from 2010 to 2013



Source: John Chesser, "UNC Charlotte story."

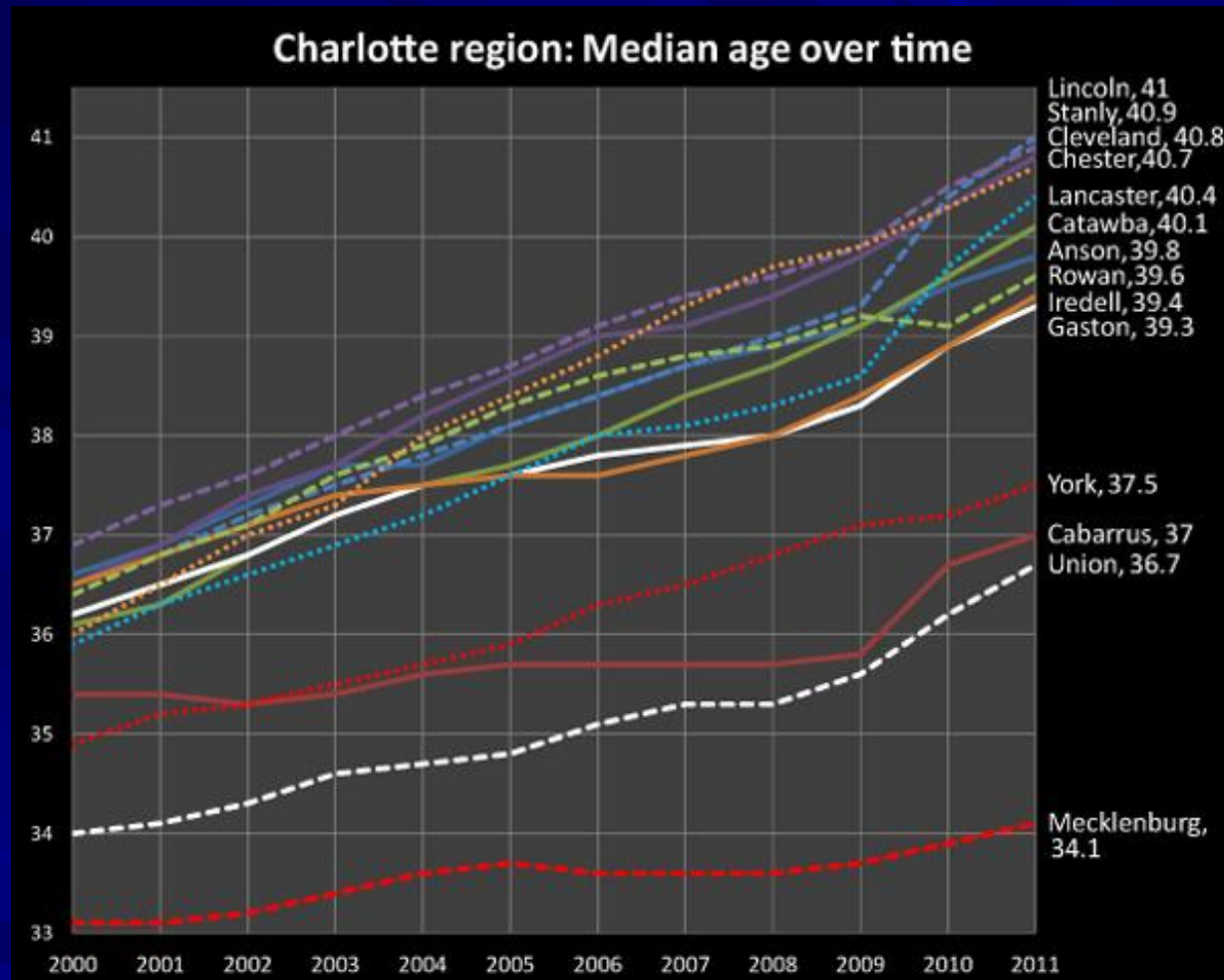


# Population Change: Takeaways

- North Carolina ranked 12<sup>th</sup> (3.28%)
- Half of all the growth since 2010 in Wake and Mecklenburg counties (145,000)
- Half the counties in North Carolina lost population
- Mecklenburg County grew faster than any county in the region
- Charlotte MSA 5<sup>th</sup> largest destination for domestic migration



# Demographic Megatrends



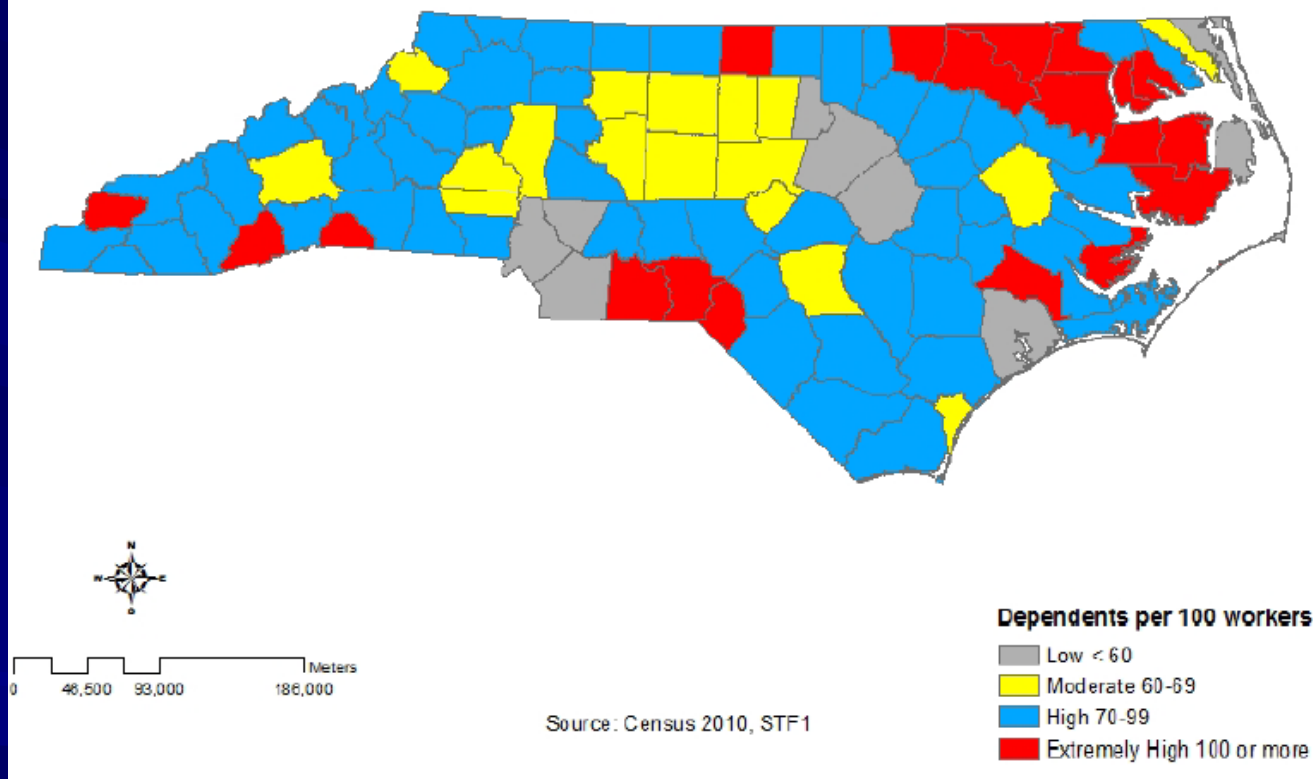
Source: U.S. Census Bureau, population estimates.

■ Mecklenburg County is “youngest” county in the region



# Demographic Megatrends

## North Carolina Dependency Ratios, 2010



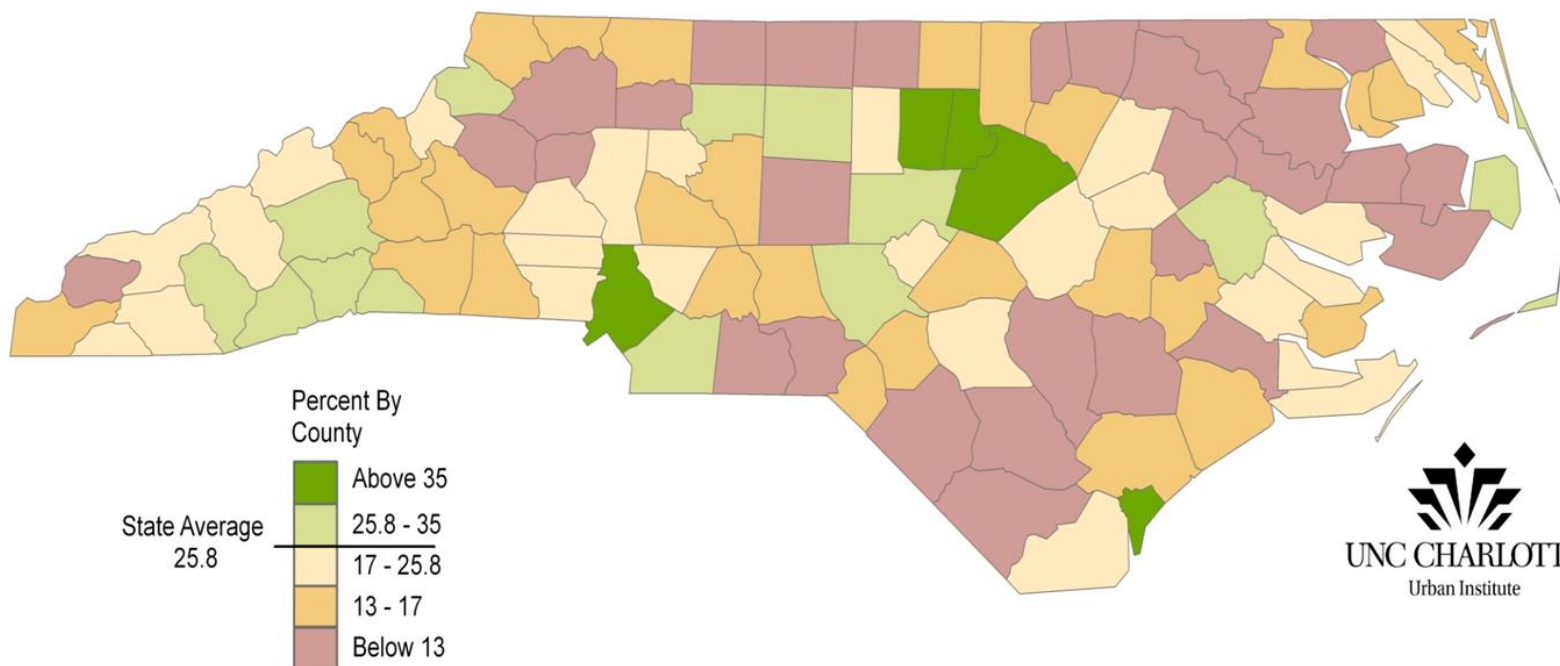
Source: Dr. James H. Johnson, Jr., "Disruptive Demographics: Implications for Workforce Planning and Development," September 2012.

■ Mecklenburg County among lowest dependency ratios in the State





## Percent of People 25 Years and Over Who Have Completed a Bachelor's Degree



Source: U.S. Census Bureau, American Community Survey, 5-year estimates.

# College-level Educational Attainment: Take-Aways

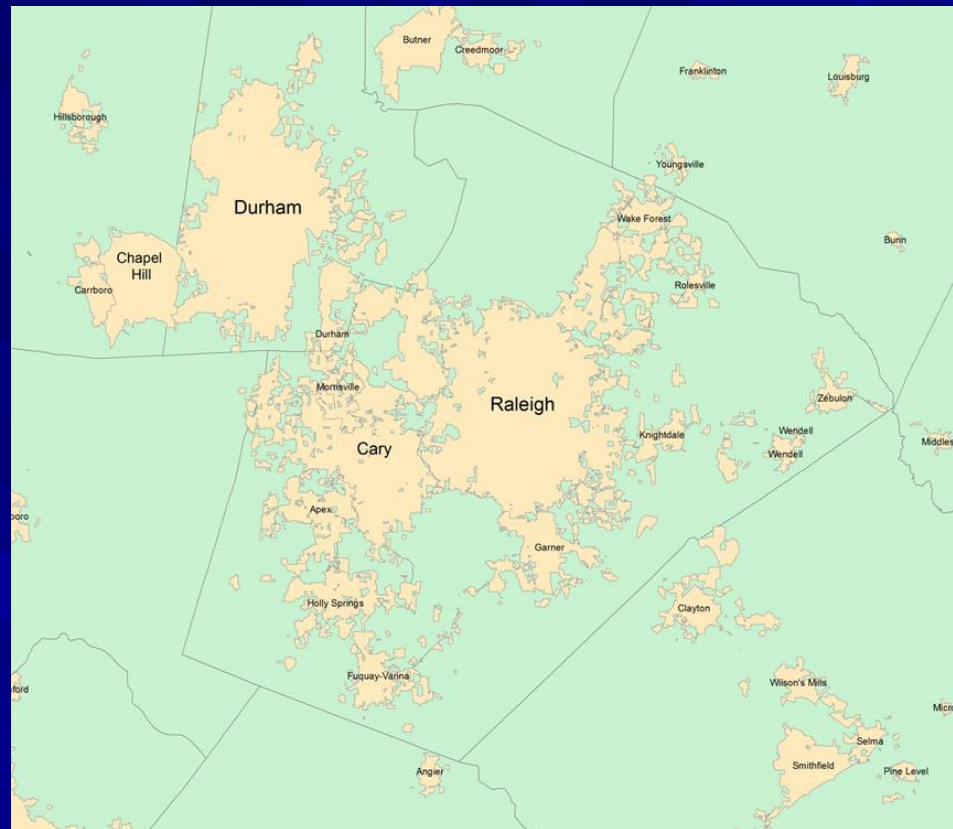
- Mecklenburg population is well above national averages
- Regional counties are still below the NC average
- Mecklenburg and Wake Counties lifting state-level educational attainment base

# Mecklenburg County vs. Wake County Population Trends (percentage change)

	Mecklenburg County	Wake County
1990	511,211	426,311
2000	695,370 (36.0%)	627,846 (42.3%)
2010	923,390 (32.8%)	900,993 (43.5%)
2020	1,138,336 (23.3%)	1,111,847 (23.4%)
2030	1,335,238 (17.3%)	1,320,437 (18.8%)

Source: Office of State Management & Budget, Population Estimates and Projections, accessed April 21, 2014.

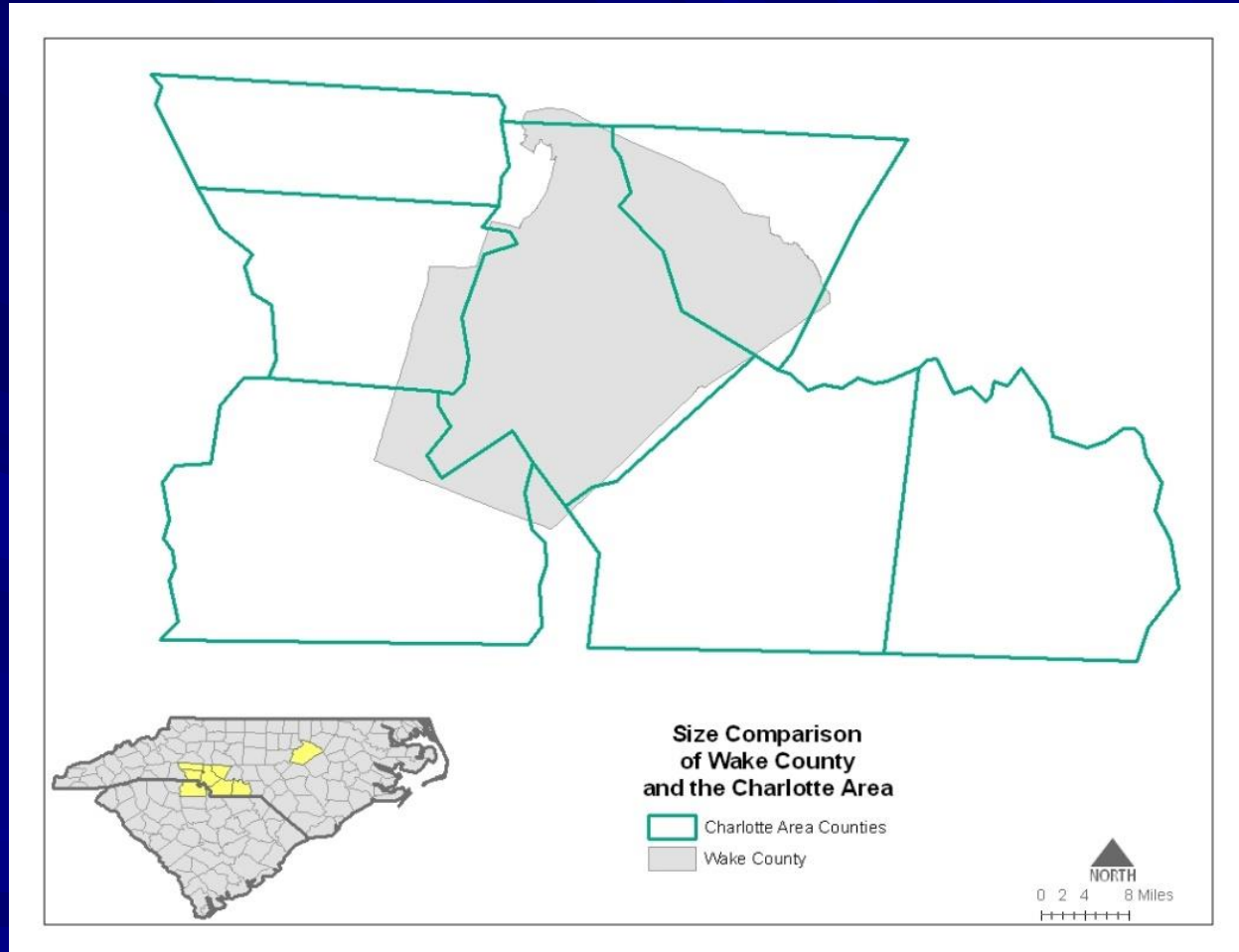
# Where will Population Growth Occur?





# Geographic Realities: Mecklenburg vs. Wake County

- In both, Mecklenburg and Wake County, suburban growth patterns are significant
- Mirroring other growing metropolitan regions, suburban growth is higher income and lower minority
- Wake County is 59.4% larger geographically than Mecklenburg County
- If Wake County was approximate to Mecklenburg County, out-of-county suburban growth would be greater



# Population Growth and Developable Land

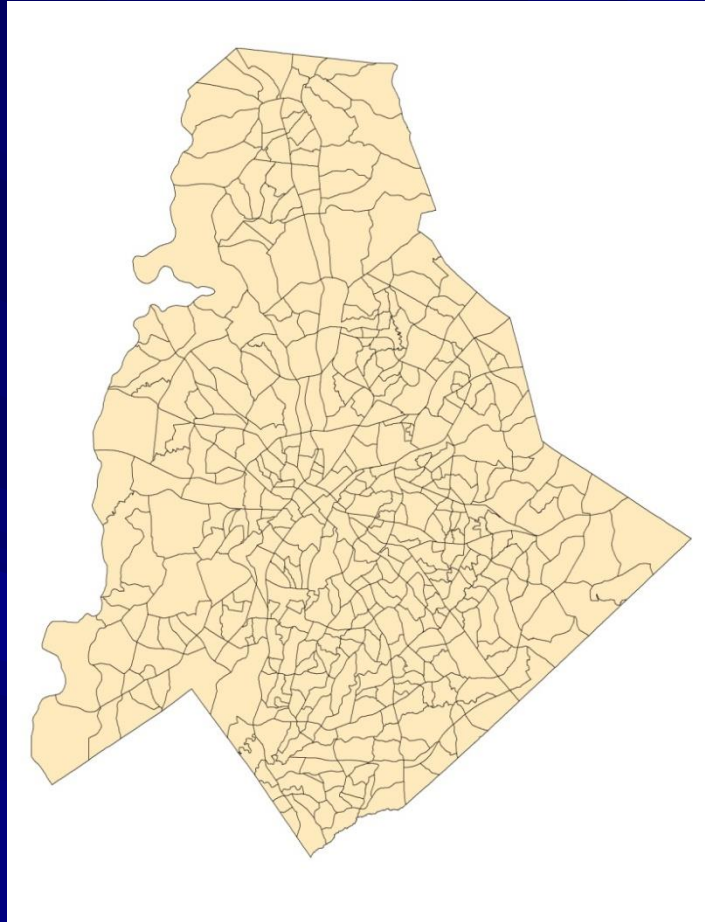
	Mecklenburg County	Wake County
Population (July 2014 estimate)	1,008,193	986,692
Population Growth (2014-2030)	34.4%	33.8%
Land Area	523.84 sq. miles	835.22 sq. miles
Local Governments	7	13
Land Area in Urban Areas (2012)	406.76 sq. miles	300.00 sq. miles
Developable Non-Urban Land	117.08 sq. miles	535.22 sq. miles
Project Population Growth (2014-2030)	347,045	333,745

Source: Office of State Management & Budget, Population Estimates and Projections, accessed April 21, 2014.

# Population Growth and Developable Land: Take-Aways

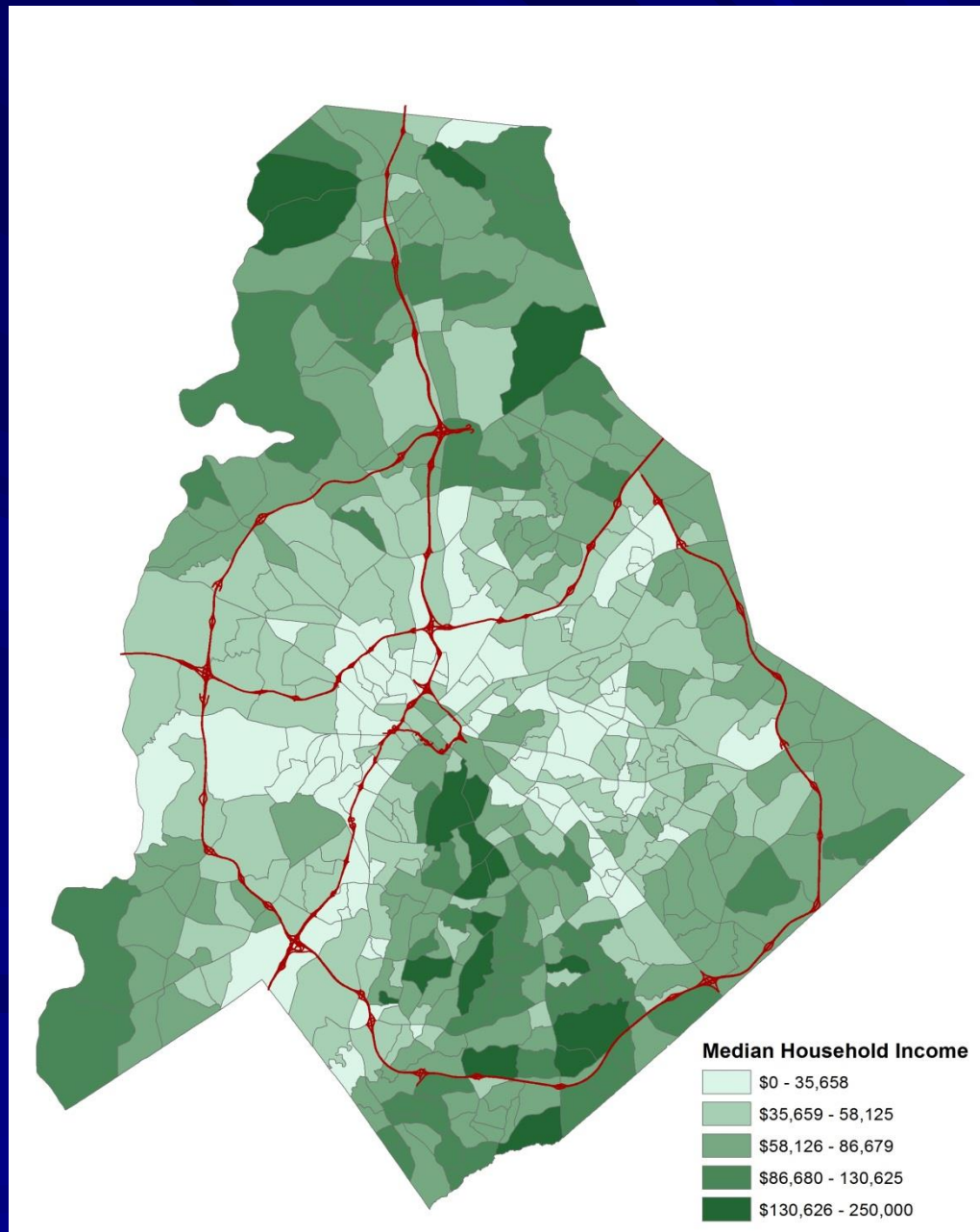
- Wake County growth on undeveloped land
- Mecklenburg County growth in mix of undeveloped land and redeveloped areas
- All municipalities in Mecklenburg County active local plans to strengthen downtowns and neighborhoods
- Existing neighborhoods matter for future

# Charlotte-Mecklenburg Quality of Life Study: Toolbox for Neighborhood Enhancement



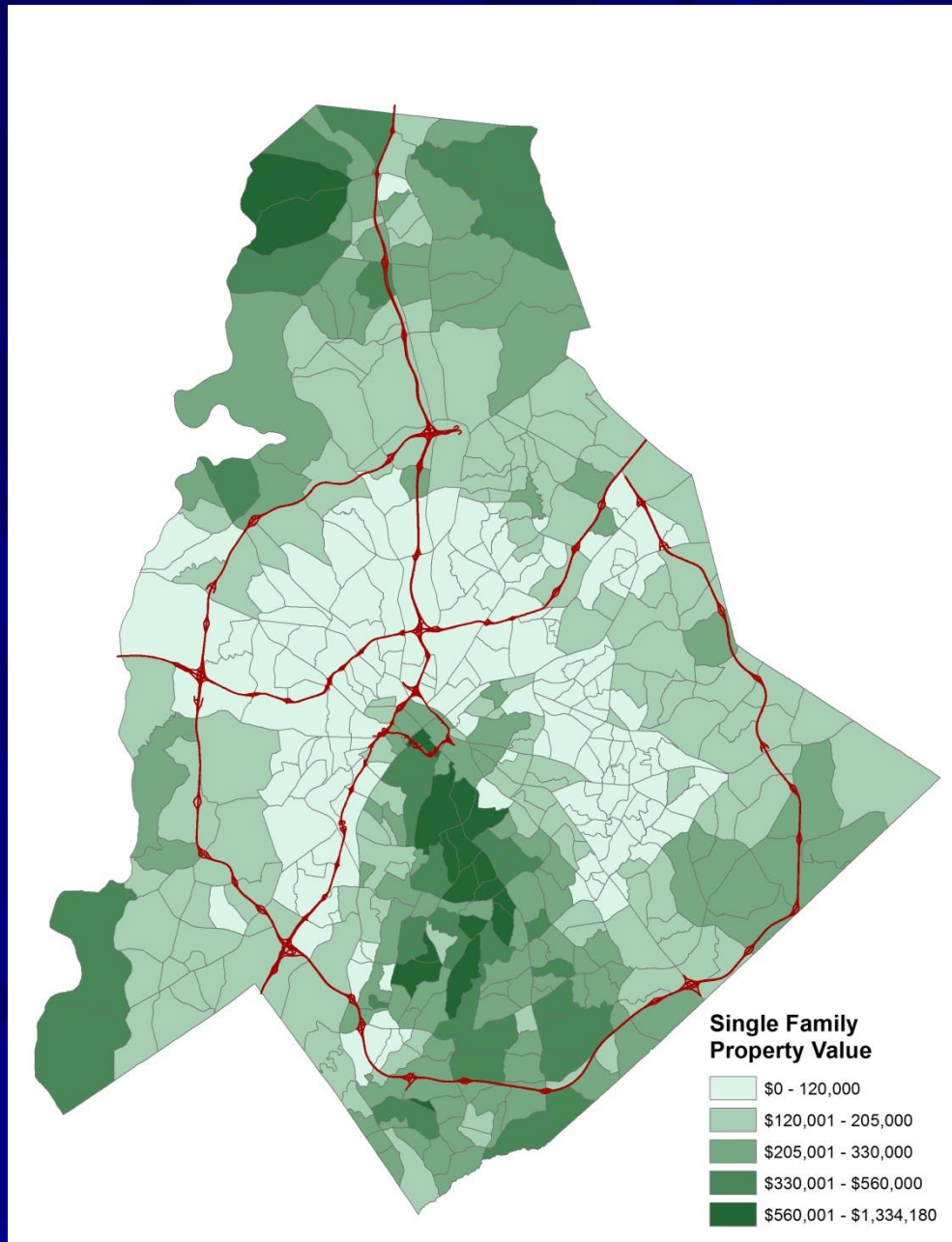
- Initiated in 2012, biennial schedule
- Partnership with Mecklenburg County, City of Charlotte, six towns
- 464 neighborhood geographies (NPA – Neighborhood Profile Areas)
- Mean population: 1,900
- 8 Data Dimensions
- 82 individual variables

## Median Household Income: Lower Income Crescent



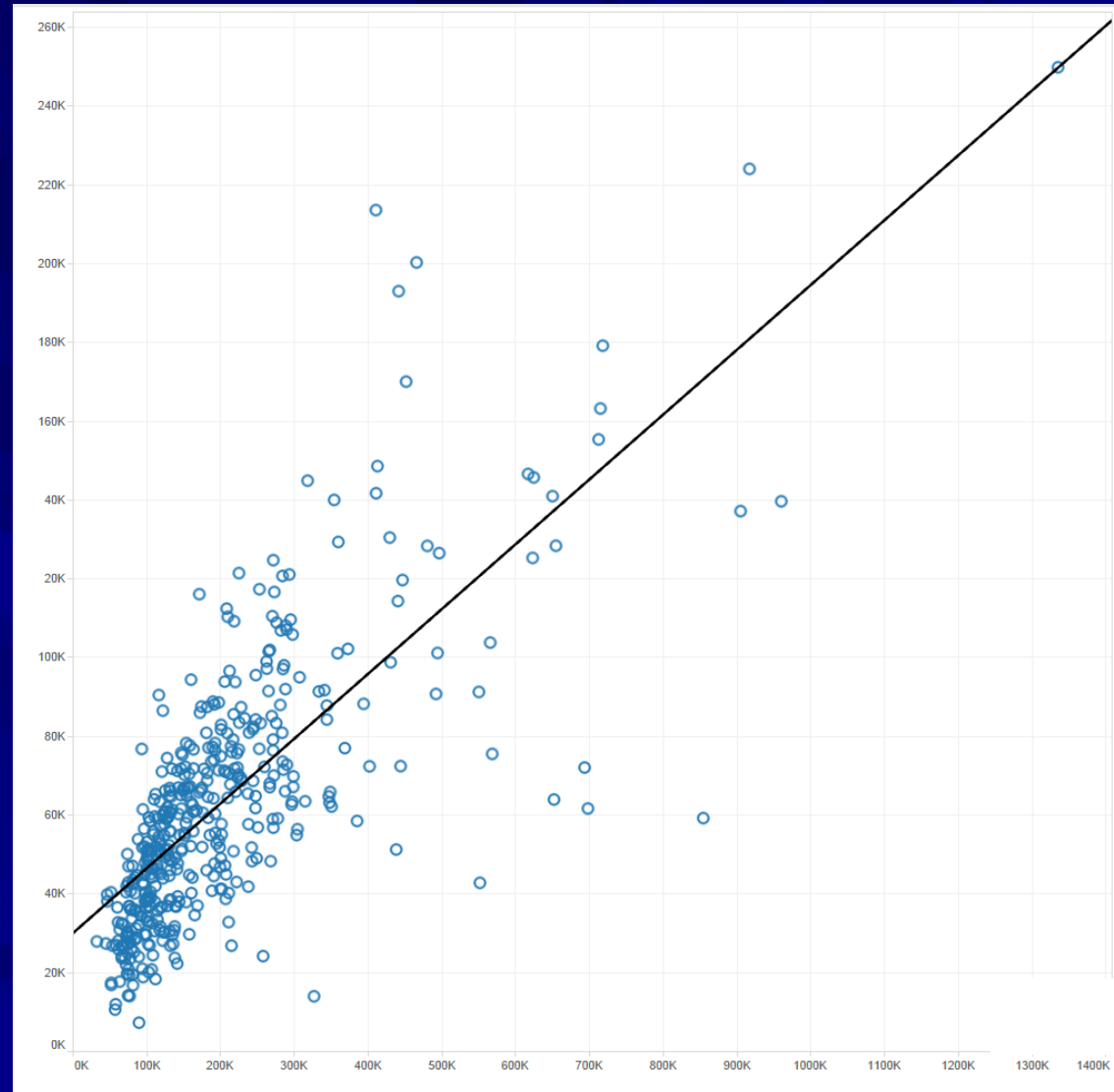


# Single Family Property Value



# Median Household Income and Single Family Residential Property Value

Median Household Income



R-Squared:

0.551704

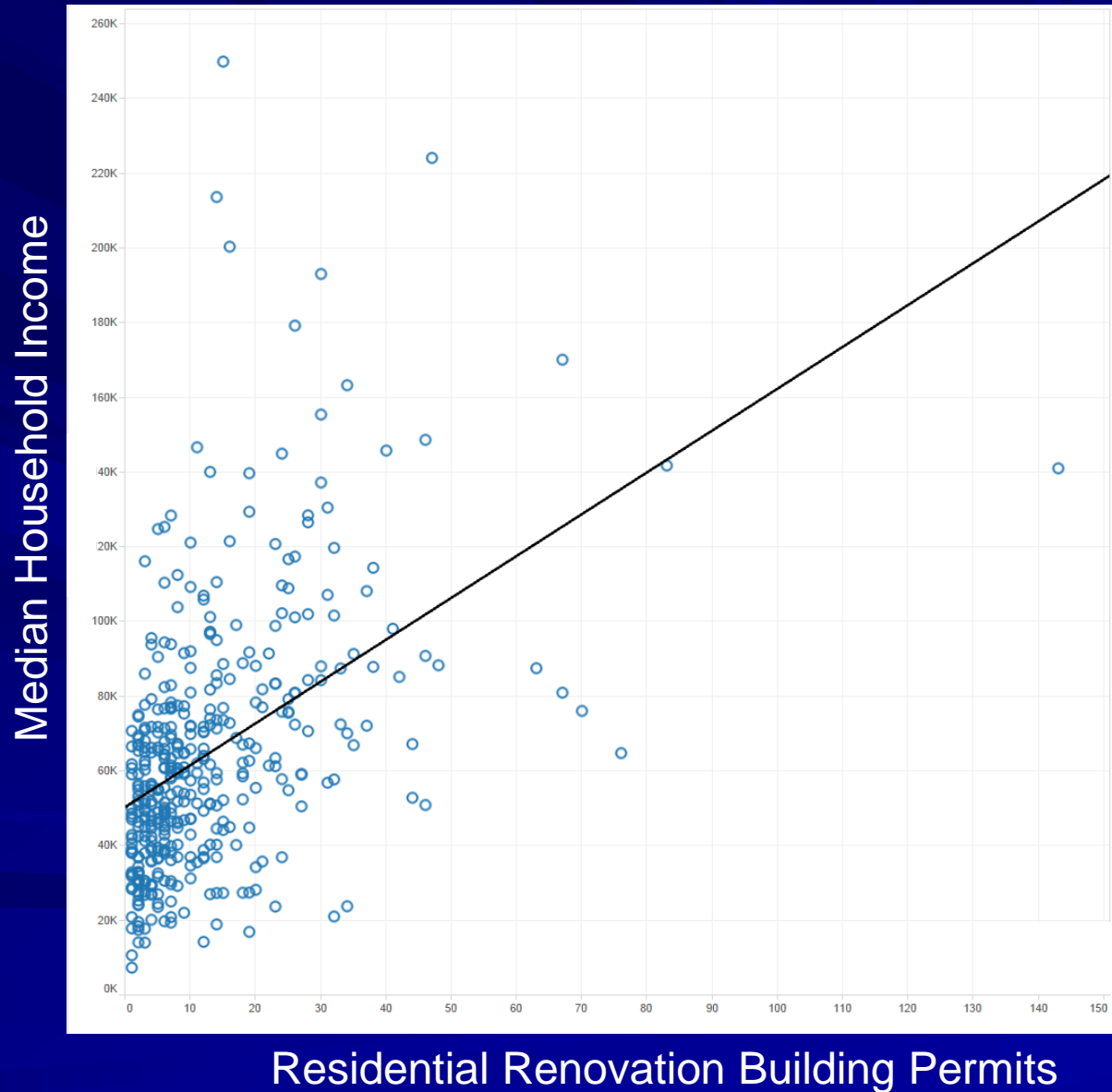
p-value (significance):

< 0.0001

Single Family Residential Property Value

# Median Household Income and Residential Renovation Permits

R-Squared:  
0.211397  
p-value (significance):  
< 0.0001

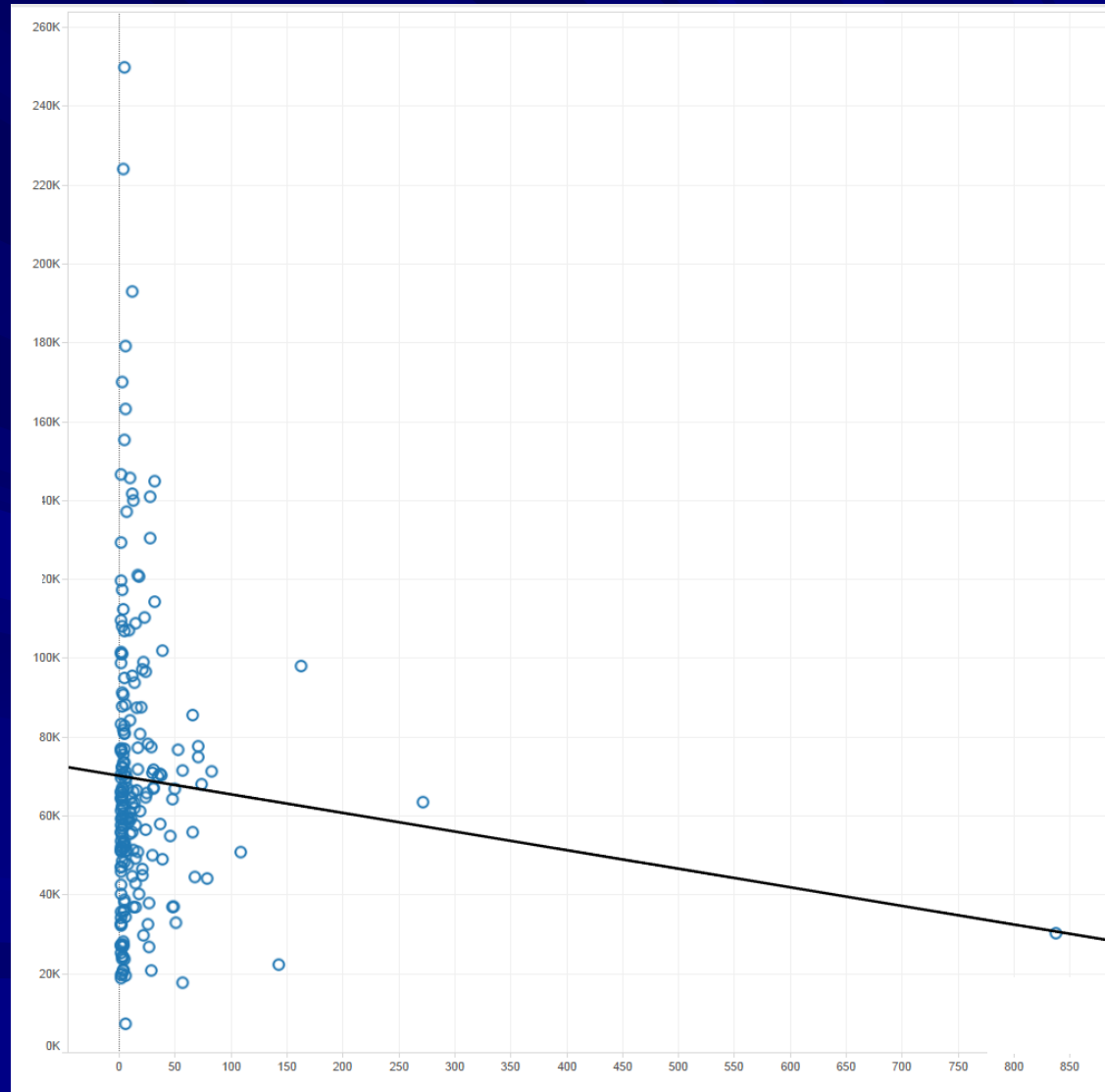




# Median Household Income and New Residential Building Permits

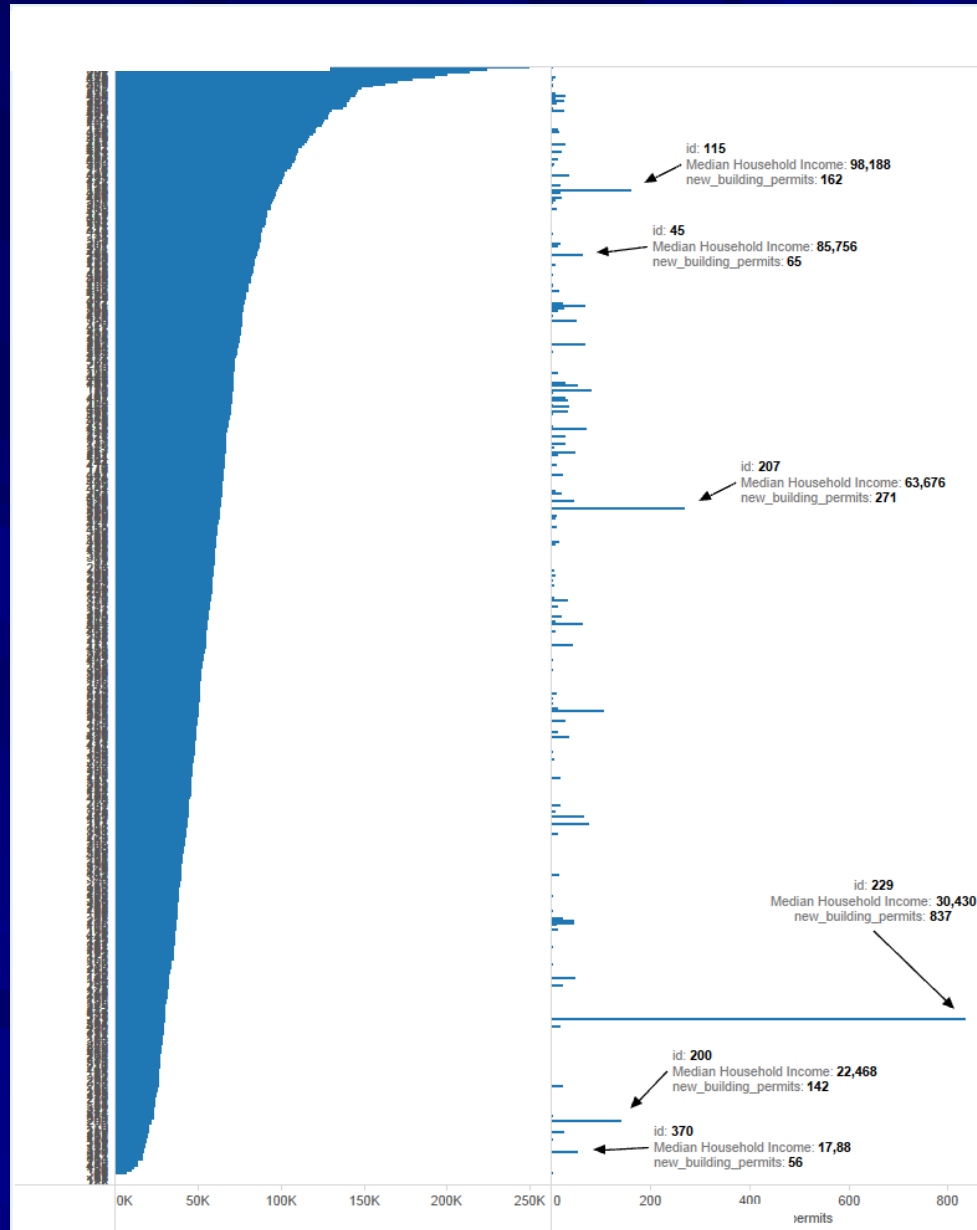
R-Squared:  
0.0066472  
p-value (significance):  
0.239438

Median Household Income

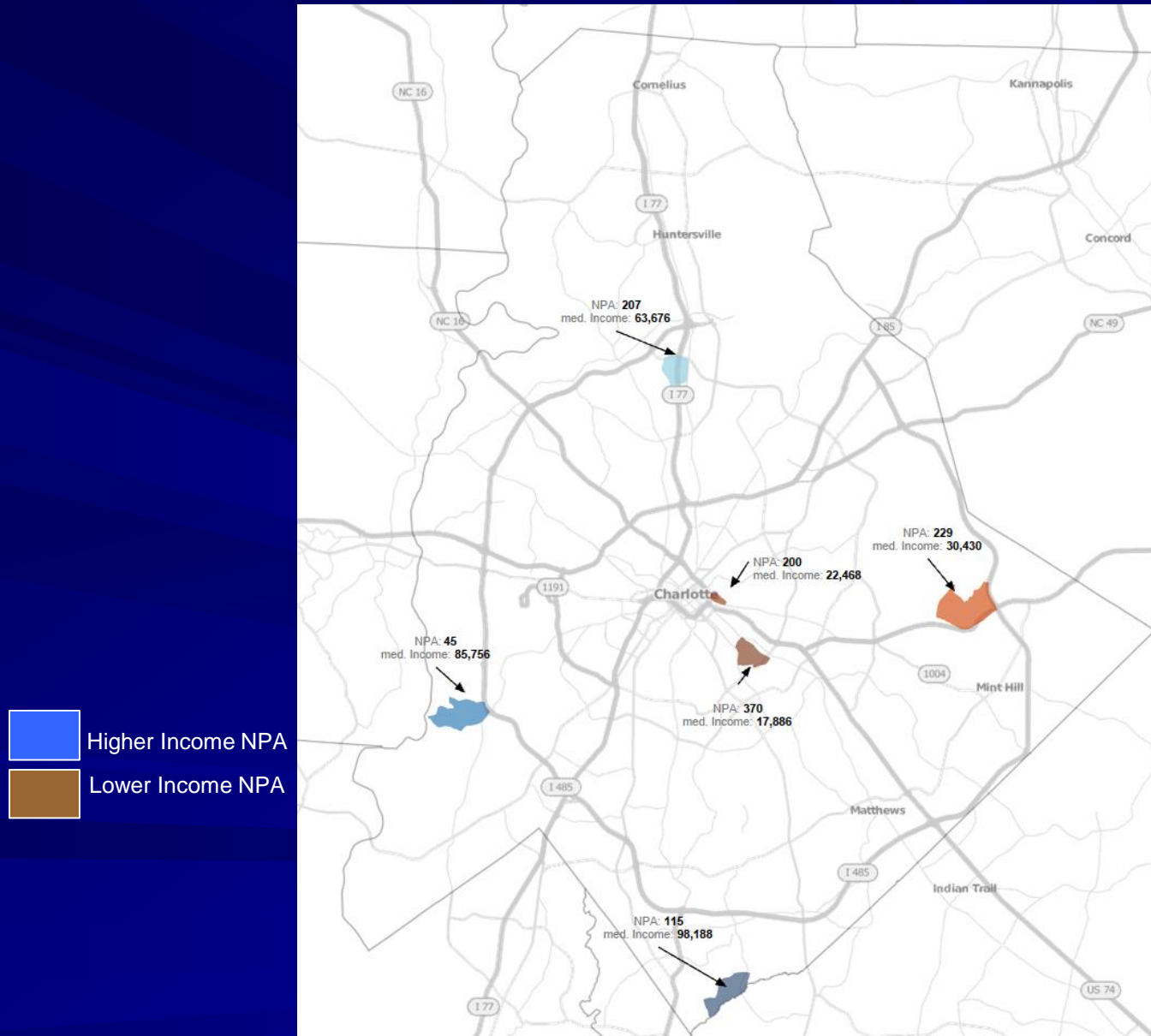


New Residential Building Permits

# Median Household Income and New Building Permits



# Hot Pockets of New Residential Building Permits



# Demographic Neighborhood Change Processes

- Follow broad theoretic models
- Multi-scalar impacts
- Neighborhood Quality of Life Assessment Tool

**Presentation is available at:**  
**[www.mseap.uncc.edu/presentations](http://www.mseap.uncc.edu/presentations)**